

**18+/- Acres, Great building sites, Sharp Co,  
Ash Flat, AR  
Strawberry Valley Rd  
Ash Flat, AR 72513**

**\$54,500**  
**18± Acres**  
**Sharp County**





**18+/- Acres, Great building sites, Sharp Co, Ash Flat, AR**  
**Ash Flat, AR / Sharp County**

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**SUMMARY**

**Address**

Strawberry Valley Rd

**City, State Zip**

Ash Flat, AR 72513

**County**

Sharp County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

36.1859838 / -91.645502

**Taxes (Annually)**

43

**Acreage**

18

**Price**

\$54,500

**Property Website**

<https://www.mossyoakproperties.com/property/18-acres-great-building-sites-sharp-co-ash-flat-ar-sharp-arkansas/29350/>



## 18+/- Acres, Great building sites, Sharp Co, Ash Flat, AR Ash Flat, AR / Sharp County

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### **PROPERTY DESCRIPTION**

This is an incredible piece of property, great for building that forever home on or maybe just a cabin and hunt. This property is located just a few miles from Ash Flat which has Walmart, restaurants, medical clinic and more. You are also just down the road from Hardy and Franklin.

There are several nearby lakes and rivers such as Crown Lake at Horseshoe Bend, Strawberry River which is all around you and the White River. All of this is close which makes this a great location. Water and Electric close just not on the property. This could easily be divided by the road. Wooded but gorgeous! Listed with Mossy Oak Properties Strawberry River & Home [870-495-2123](tel:870-495-2123). Listing agent Pamela Welch, [870-897-0700](tel:870-897-0700). Equal Housing Opportunity. Call us today to set up a time to view this property.





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## Locator Maps





18+/- Acres, Great building sites, Sharp Co, Ash Flat, AR  
Ash Flat, AR / Sharp County

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## Aerial Maps



18+/- Acres, Great building sites, Sharp Co, Ash Flat, AR  
Ash Flat, AR / Sharp County

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**LISTING REPRESENTATIVE**

For more information contact:



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Pamela Welch

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[pwelch@mossyoakproperties.com](mailto:pwelch@mossyoakproperties.com)

**Address**

520 N Main

**City / State / Zip**

Cave City, AR 72521

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Strawberry River Land and Homes**

**520 N Main**

**Cave City, AR 72521**

**(870) 495-2123**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**